

# Urban Development Area Grant Award

Military Highway Transit Supportive  
Area and Military Circle Area

City Council  
May 12, 2015

# Grant Basics

Grant Amount	\$120,000 in Consultant Services
Agency	Commonwealth's Office of Intermodal Planning and Investment
Purpose	Adopt Urban Development Areas into comprehensive plan
Focus Area	Military Highway Transit Supportive Area (around light rail stop) and Military Circle Area
Requirements	<ul style="list-style-type: none"><li>• Public Involvement Process</li><li>• Grant Steering Committee, including a member from both City Council and the City Planning Commission</li><li>• Adopt UDA for Military Highway Transit Supportive Area and Military Circle Area into <i>plaNorfolk2030</i> and any related zoning changes</li></ul>
Timeline	Anticipate completion of report by Summer 2016 with adoption of UDA to follow

# Urban Development Areas (UDA)

- ▶ Incorporate principles of traditional neighborhood design:
  - ▶ pedestrian-friendly road design
  - ▶ interconnection of new local streets with existing local streets and roads
  - ▶ connectivity of road and pedestrian networks
  - ▶ preservation of natural areas
  - ▶ mixed-use neighborhoods
  - ▶ reduction of development requirements

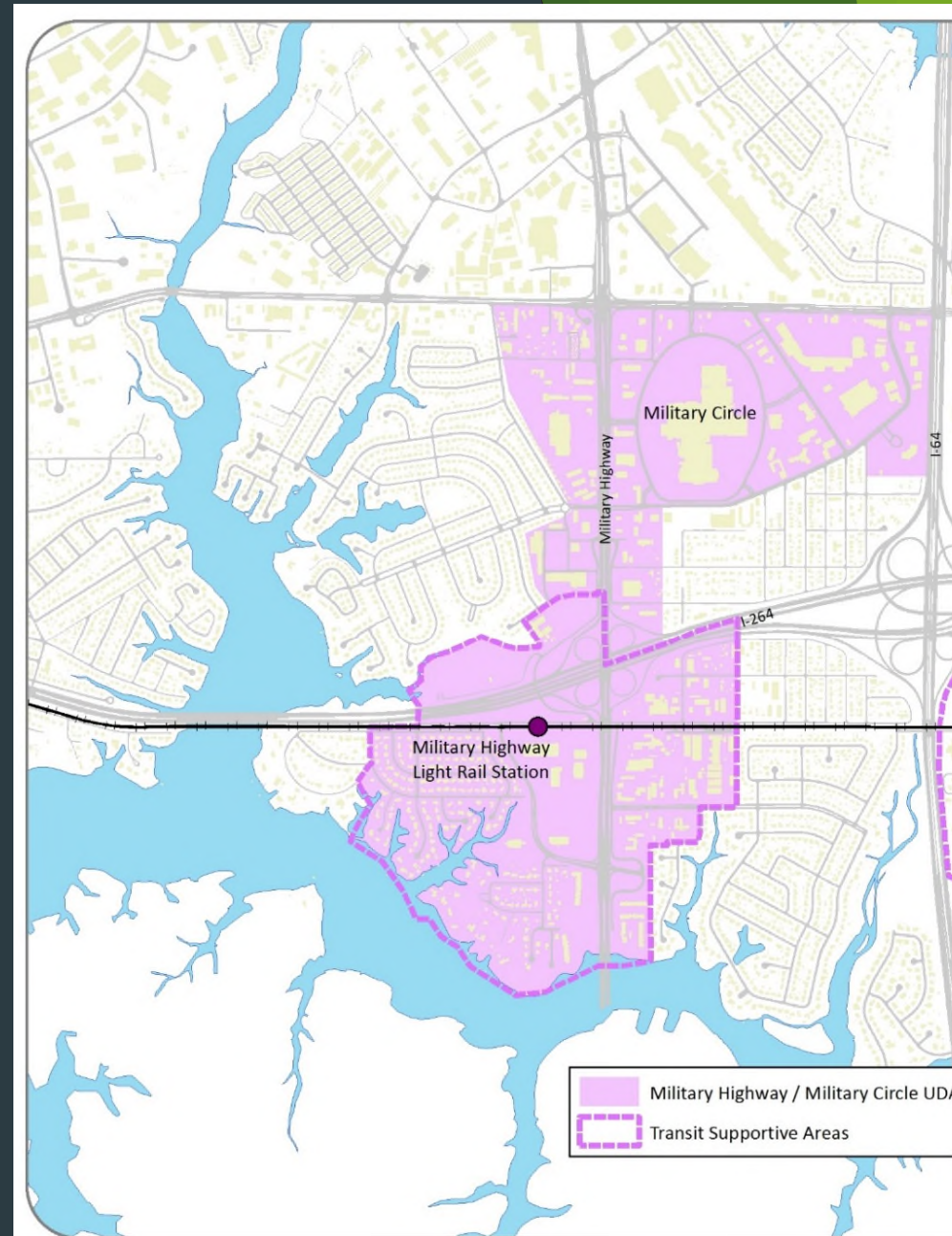
# Why Military Highway / Military Circle Area

Light rail, paired with the existing interstate highway network, have put a development opportunity “bull’s eye” on this area

No clear vision for this area or any way to dynamically link to light rail

Need to better focus potential investments to create traditional neighborhood developments, with a mix of uses, all better tied to the existing and future transportation network

Need a design parameter to guide future development



# Opportunity

- ▶ Develop/expand Transit Oriented Development (TOD)
- ▶ Redevelop Military Circle area into a mixed-use area focused on developing densified residential paired with office, recreational assets and local-serving retail, food and beverage
- ▶ Exploring whether a Transferrable Development Rights (TDR) program can remove dwelling units in floodplain, especially high risk properties
- ▶ Use a development pattern book to ensure appropriate forms

# Action Required by City Council

- ▶ Appoint member of City Council to serve on Grant Steering Committee